APPLICATION NO	**PA/2008/0864**
APPLICANT	Mr T Binks
DEVELOPMENT	Planning permission to erect a detached house with integral garage including access to highway
LOCATION	Plot adjacent to Winthorne Town Street, South Killingholme
PARISH	**SOUTH KILLINGHOLME**
WARD	Ferry
SUMMARY RECOMMENDATION	**Grant permission subject to conditions**
REASONS FOR REFERENCE TO COMMITTEE	Objection by South Killingholme Parish Council
POLICIES	**Regional Spatial Strategy for Yorkshire and the Humber:** Policy H1 relates to the distribution of additional housing in the region and policy H2 advocates the sequential approach in using previously developed land first within urban areas. **North Lincolnshire Local Plan:** The site for the dwelling lies within the development boundary for South Killingholme (policies ST2 and ST3) but most of the garden area is outside the boundary. Policy H5 (New Housing Development) states that new housing development should be in keeping with the scale and character of the settlement and immediate environment; have an area of private amenity space; and not result in overlooking, loss of privacy, loss of light or other loss of amenity to existing dwellings. Policies H3 (Previously Used Land), H8 (Housing Mix and Design) and DS1 (General Requirements) also apply. Policy H7 (Backland and Tandem Development) applies.
CONSULTATIONS	**Highways:** Advise conditions. **Health and Safety Executive:** No objections.

PARISH COUNCIL Object on the following grounds:

'The Parish Council would like to strongly object due to access problems on an already busy bend adjacent to a roundabout. The Parish Council has already objected to other buildings going up on this site which were passed and feel that now it must be impossible to build anymore on this piece of land in question. There is already lots of Doctors traffic and problems on this stretch of road and they also feel that it is too close to the refineries.'

PUBLICITY Neighbouring properties have been notified. No representations have been received.

ASSESSMENT This application relates to a plot of land to the rear of a pair of semi-detached houses currently under construction, on the eastern side of Town Street. It is proposed to erect a dormer bungalow on land that sits within the development boundary with the garden falling outside. The proposed garden is established as garden land currently. To the south-east is a doctors' surgery and a property known as 'The Cottage' and to the north-west permission exists for a pair of semi-detached dwellings.

The main issues which need to be addressed in determining the application are whether the proposal complies with settlement policies ST2 and ST3 of the North Lincolnshire Local Plan and whether it would result in any access or parking problems in the immediate area.

South Killingholme is defined as a minimum growth settlement in the North Lincolnshire Local Plan whereby development of up to three dwellings may be permitted on infilling sites within the main body of the village. In this case the proposal is a third dwelling on a brownfield site within the development boundary. Although the proposed garden is outside the development boundary the land in question is already garden land and a condition can prevent any outbuildings being erected outside the development boundary unless a further planning application is approved.

The parish council is opposed to the development on highway safety grounds and because they feel the site is too close to the refineries. However, neither of these objections can be substantiated.

With regard to any possible access or parking problems, Highways have not identified these as issues. Therefore

the access arrangements are acceptable and the development would not cause any highway safety issues.

With regard to the proximity of the refineries the HSE consultation response raised no objection.

The Sites and Monuments Officer has raised no issue in relation to archaeology on this site.

There were previously problems with flooding in this vicinity but North Lincolnshire Council has jetted the surface water system and Anglian Water have jetted the foul system. The council's engineers have confirmed that the surface water system is operating satisfactorily.

The dwelling is well designed and would not cause any material loss of amenity to neighbouring properties.

RECOMMENDATION **Grant permission subject to the following conditions:**

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason
To comply with section 91 of the Town and Country Planning Act 1990.

2.
No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.
No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

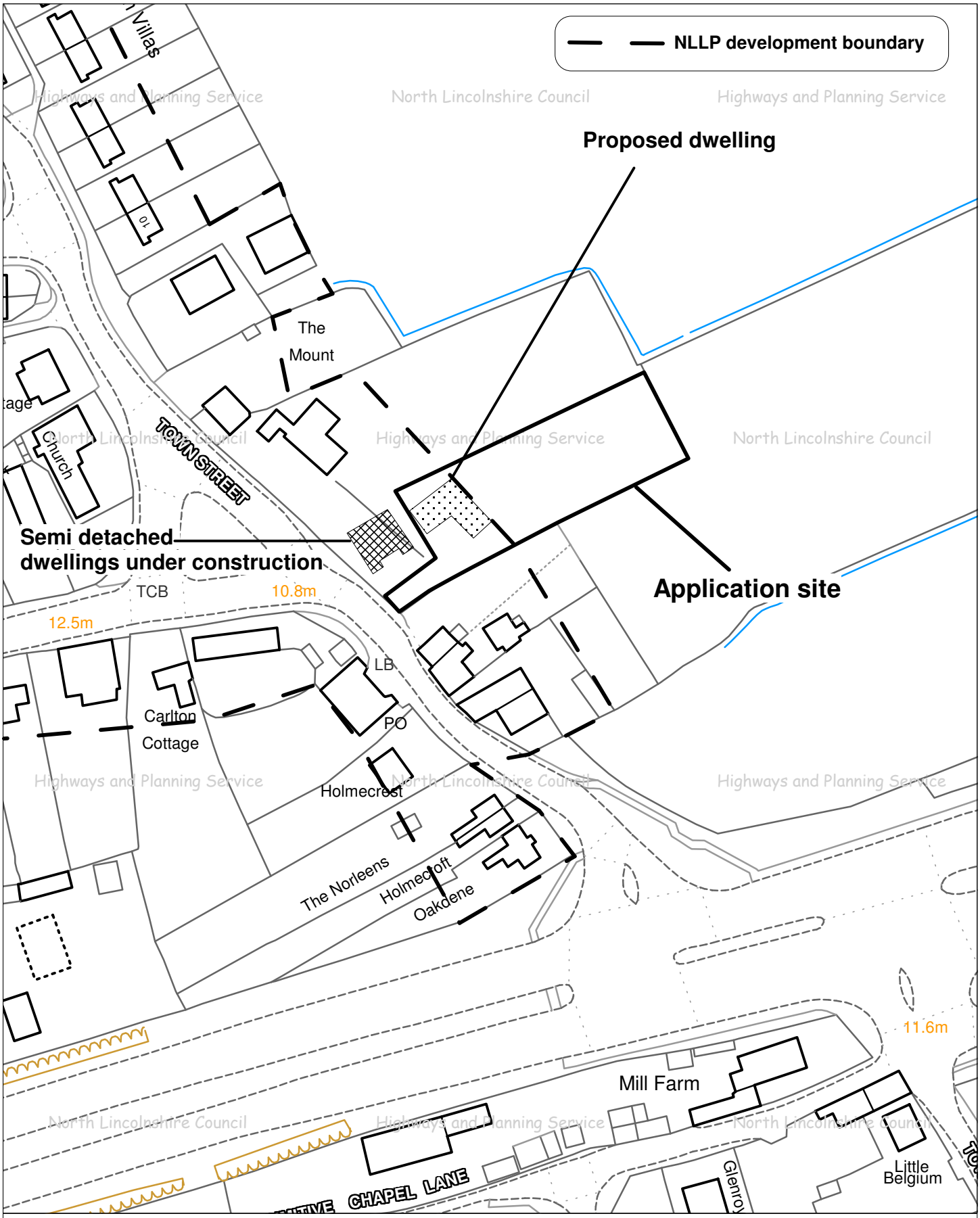
Reason
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.
The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.
Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that order with or without modification, no outbuildings shall be erected on the site other than those expressly authorised by this permission.

Reason
To maintain the character of the development in accordance with policy DS1 of the North Lincolnshire Local Plan.



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Highways and Planning Service

Service Director, G Popple

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